



Flat 17, The Hawthornes, Mill Lane, Birkenshaw, Bradford, West

RETIREMENT PROPERTY- EXCLUSIVE FOR OVER 55's.

Lovely 1 BEDROOMED 1ST FLOOR APARTMENT overlooking the gardens and Bradford Road and forming part of this sought after retirement development., which is EXCLUSIVE FOR OVER 55's. Situated in the heart of Birkenshaw village within walking distance of the local amenities.

The apartment benefits from double glazing, central heating, security entrance syTitional features such as communal laundry facilities, guest room & lounge area.

Asking Price £160,000

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ENTRANCE LOBBY Leading to the Communal Lounge

COMMUNAL LOUNGE

INTERNAL HALLWAY Lift and stairs to the 1st floor.

ENTRANCE HALL

LOUNGE/DINING AREA 17'3" (5.26) x 10'8" (3.25) + recess

KITCHEN AREA 9'5" (2.87) x 5'9" (1.75) approximate open to lounge

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Built in oven and extractor fan.

DOUBLE BEDROOM 11'5" x 9' (3.48m x 2.74m)

BATHROOM 7'7" x 7'5" (2.3m x 2.26m)

3 piece white bathroom suite with a separate corner shower cubicle. 1/2 tiled walls

FEATURES The apartment benefits from double glazing, central heating and a security entrance system. There are additional features such as a communal laundry facility, guest room and lounge area.

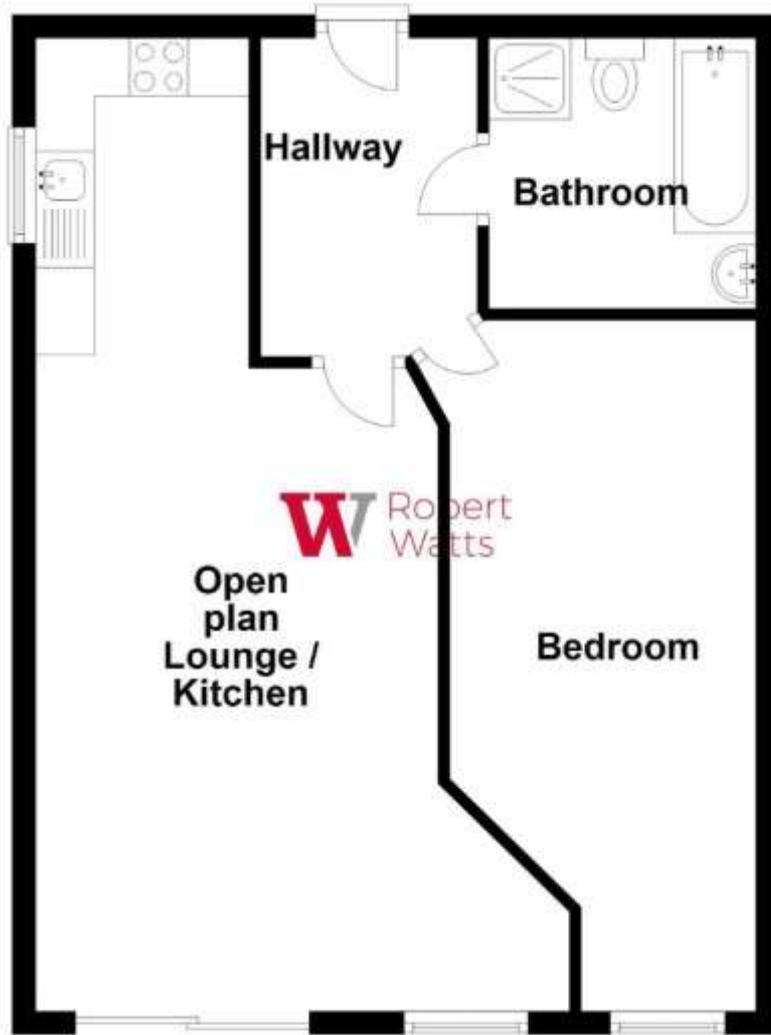
LEASE & MAINTENANCE FEES The property is Leasehold, 125 years commencing from 2003. 102 years remaining.

Service / Maintenance Charge is £2,590.17 and includes utility bills, window cleaning, building insurance and grounds maintenance.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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